



Office of the City Clerk

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Legislation Text

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 13, 2019

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY
OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing public hearings to establish various Special Service Areas.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(1) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time (the "Special Service Area Tax Law") and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, the City Council of the City of Chicago (the "City Council") finds that it is in the public interest that consideration be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 78 (the "Area") and to the authorization of the levy of a special

annual services tax (the "Services Tax") for a period of 23 years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of two hundred fifty percent (250%) of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2020 through and including 2043. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2020 is \$20,000,000. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The special services to be considered include, but not limited to: street improvements, sea wall improvements, a Chicago Transit Authority train station, train track realignment and street realignment, which will be hereinafter referred to collectively as the "Special Services." The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area,, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law. The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of Roosevelt Road on the north, the Chicago River on the west, Clark Street on the east and 16th Street on the south.

The City of Chicago may issue obligations to pay for or reimburse the costs of the Special Services provided to the Area up to a maximum aggregate, principal amount of

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\$551,200,000. This paragraph serves as a declaration of the City's official intent for purposes of reimbursing expenditures incurred prior to the issuance of tax-exempt obligations.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 78

Notice is hereby given that at _____ o'clock a.m., on the _____ day of _____, 2019 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 78 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in tax years 2020 through and including 2043. The purpose of creating the Area shall be to provide special services within the Area, which may include, but not limited to: street improvements, sea wall improvements, a Chicago Transit Authority train station, train track realignment and street realignment, which will be hereinafter referred to collectively as the "Special Services." The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time.

At the hearing there will be considered a Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services not to exceed the annual sum of two hundred fifty percent (250%) of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2020 is \$20,000,000. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of

Roosevelt Road on the north, the Chicago River on the west, Clark Street on the east and 16th Street on the south.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this day of , 2019.

City Clerk, City of Chicago, Cook County, Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers See attached pages.

THE 78 SSA LEGAL DESCRIPTION

ALL THAT PART OF THE EAST FRACTION AND THE WEST FRACTION OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 21 AND ALL THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 AFORESAID, BEING ALSO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF CLARK STREET;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF CLARK STREET TO THE NORTH LINE OF ROOSEVELT ROAD;

THENCE WEST ALONG SAID NORTH LINE OF ROOSEVELT ROAD TO THE EASTERLY BOUNDARY LINE OF THE NEW CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTH ALONG SAID EASTERLY BOUNDARY LINE OF THE NEW CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER TO THE SOUTH LINE OF 16TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 16TH STREET TO THE EAST LINE OF CLARK STREET;

THENCE NORTH ALONG SAID EAST LINE OF CLARK STREET AND THE NORTHERLY EXTENSION THEREOF TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 AFORESAID, BEING ALSO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, AND THE POINT OF BEGINNING,

IN COOK COUNTY, ILLINOIS.

17-21-202-001 17-21-203-004. 17-21-203-005 17-21-203-006 17-21-203-007 17-21-204-001 17-21-206-001 17-21-207-001 17-21-208-002 17-21-208-004 17-21-208-005 17-21-209-006 17-21-209-007 17-21-210-001 17-21-210-002 17-21-210-003 17-21-210-004 17-21-210-005 17-21-210-006 17-21-210-007 17-21-210-086 17-21-210-090 17-21-210-092 17-21-210-095 17-21-502-001 17-21-503-003